

Pennsylvania Avenue SE Corridor Land Development Plan
Potomac Avenue/Barney Circle Considerations

Overarching Themes

- Pennsylvania Ave SE *is* a “Great Street” and deserves great attention
- Preservation of existing architectural fabric and character
- High quality architecture and compatible design for new development
- Creation of a more attractive, unifying and user-friendly public realm
- Better promotion of existing businesses
- Attraction of more neighborhood-serving retail

Redevelopment Sites

- General Considerations
 - Reinforce new Comprehensive Plan as it relates to the area
 - Relatively low-scale development in existing commercial zones
 - No up-zoning or density increases beyond what is allowed in the PUD process and Inclusionary Zoning
- Potomac Avenue Metro
 - Formalize site into a public plaza
 - Landscaping, seating, vendor kiosks, etc.
 - Create a true neighborhood meeting point
- SE Corner of Pennsylvania & 14th (Current site of New York Pizza – which the community loves and wants to keep!)
 - Opportunity for mixed-use development with ground floor retail, small offices and/or residential above
 - Potential to leverage funds from development to support public plaza across the street (if developed through the PUD process)
 - Completes a “neighborhood center” (public plaza, grocery, neighborhood-serving retail, and transit)
- Barney Circle Sites (Current McDonald’s and used car lot)
 - Eastern gateway to Capitol Hill
 - Unified architecture and massing
 - Ground floor retail, potential for including “family-size” housing

Public Realm

- Public plaza at Potomac Avenue Metro (WMATA)
- Triangle reservation at Potomac Avenue: Beautify, visually unify with plaza, improve pedestrian access and safety (NPS)
- Install “way-finding” signage – opportunity to coordinate with plans at Eastern Market Metro plaza (WMATA, DDOT – Revive maps, community images designed by DDOT and community 5 years ago)
- Create “linear park” along Pennsylvania Avenue’s wide median - formalize existing foot path, add benches, etc. (NPS)

- Develop identifiable streetscaping, perhaps akin to the design elements of Sousa Bridge –
 - Make it friendlier and more obvious for people to walk east from Metro
 - Visually link west and east sides of the river

Implementation Ideas to Explore

- Overlay Zone (to meet design, use and preservation objectives)
- Extension/creation of historic district
- Support for a new “Main Street” program

Eastern Market Area Considerations

- No Office of Planning efforts in this area at this time
- However, OP recognizes that several publicly owned parcels and sites present important opportunities to improve the public realm there (metro plaza, Old Naval Hospital, Hine JHS, etc.)
- Various government agencies and community groups are working on these issues
- OP supports continued cooperation of all parties through to implementation

Comments

Please give us your comments so we can compile and include in the plan!

Write in the space below, or e-mail or call:

Jeff Davis - Neighborhood Planner, Ward 6

DC Office of Planning - 801 North Capitol Street, NE - 4th Flr - Washington, DC 20002

Tel: 202-442-7704 Fax: 202-442-7638 E-mail: jeff.davis@dc.gov
